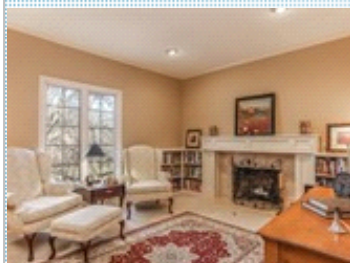


## Lovely 1.5 Story in the Heart of Nottingham Forest

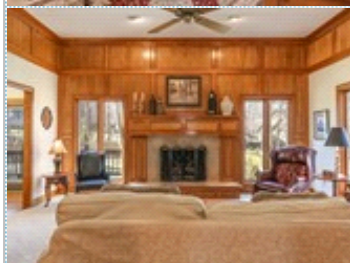
Tour 11:30-1:30 Drawings for 2 \$25 cash & Treats

12134 Melrose Street , Overland Park KS 66213



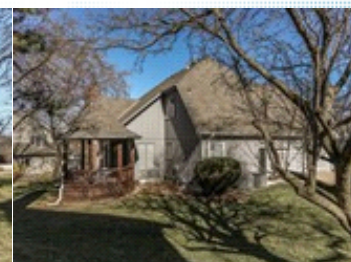
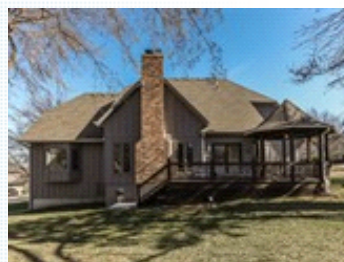
MLS:2032899

PRICE:\$435,000.00



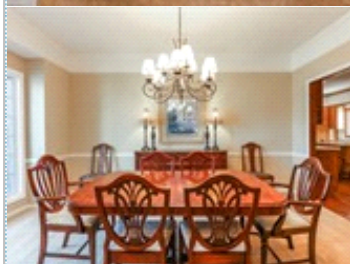
Bedrooms: 4  
Full Baths: 4  
Half Baths: 2  
Lot Size: 16633  
Sqft: 2853

Subdivision: Nottingham Forest  
Year Built: 1985  
HOA: \$600/year  
Parking: 3 Cars  
Floors: 3



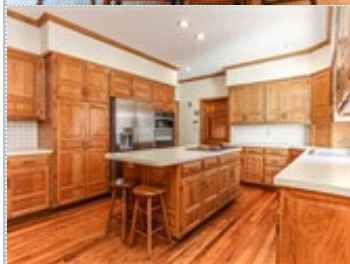
### PROPERTY FEATURES:

- Central A/C
- High/Vaulted ceiling
- Tile floor
- Bonus/Rec room
- Breakfast nook
- Microwave
- Laundry area - inside
- Jacuzzi/Whirlpool
- Central heat
- Walk-in closet
- Family room
- Office/Den
- Dishwasher
- Attic
- Balcony, Deck, or Patio
- Fireplace
- Hardwood floor
- Living room
- Dining room
- Stove/Oven
- Basement
- Yard



### OTHER FEATURES:

- sprinkler system



### PROPERTY DESCRIPTION:

Beautifully maintained. Great opportunity to own a 3 car side entry garage, Walk Out LL, Updated Master Bath, deck, 50 year roof, amazing curb appeal, large rooms, utility room on main floor. So much charm and beautiful old world amenities include: library paneling in Great Room, Fireplaces, hardwoods, gazebo, bonus room in LL. Blue Valley Schools.

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